



Real Estate
Developments



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EVER @ Hamptons

6315/6251 199 Street NW, Edmonton

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Mixed-Use Development in West Edmonton

EVER @ Hamptons is a 10.36 acre parcel in desirable West Edmonton. Minutes from Anthony Henday Drive and surrounded by a mix of single family homes and multifamily developments, this neighbourhood is sought after for its convenient location and family-oriented living.

This area demonstrates a need for commercial and residential development to satisfy the growing demand to live in West Edmonton. The commercial portion of the project has been conceptualized to meet the needs of nearby residents and commuters on 199th Street, with units intended for a national drive-thru, child care centre, and supporting retail/professional users.

Demographics (2020)



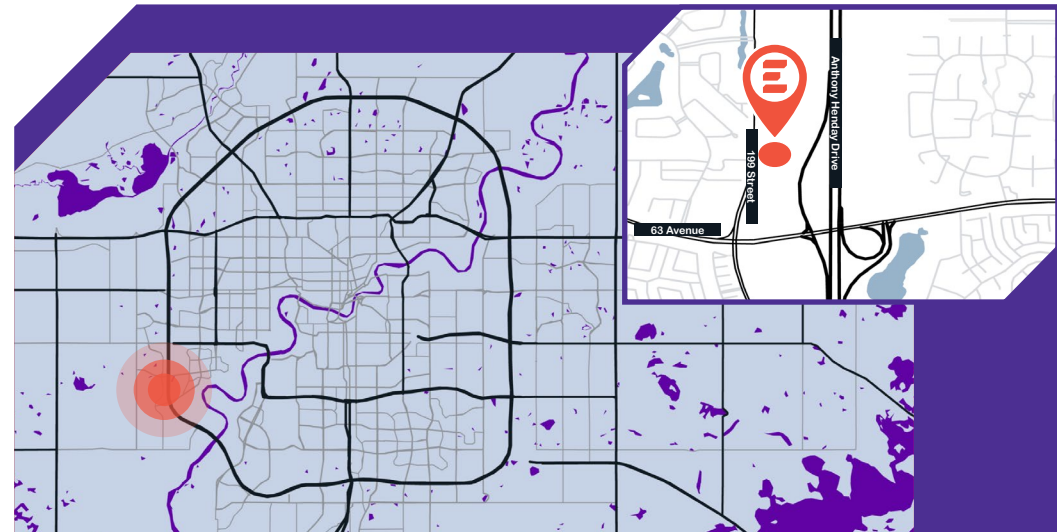
POPULATION

1 KM	3 KM	5 KM
11,555	59,163	114,086



AVERAGE INCOME

1 KM	3 KM	5 KM
\$129,389	\$132,689	\$133,383





COMMUNITY PLAN

LEGAL DESCRIPTION

NW-17-52-25-4
SW-20-52-25-4

ZONING

UF - Urban Facilities (current)*

LAND AREA

10.36 acres +/-

PARKING (Commercial)

95 surface



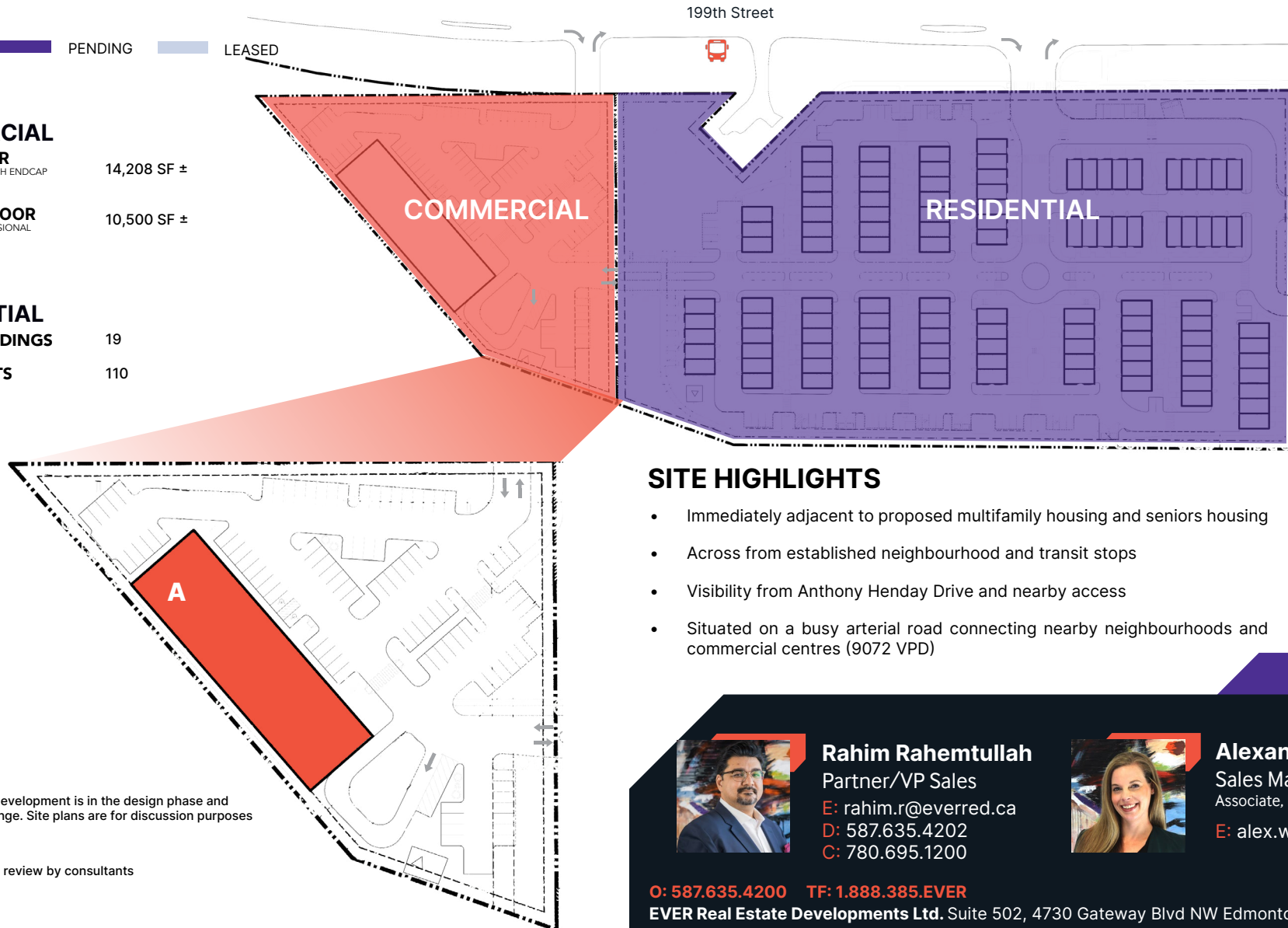
FOR LEASE PENDING LEASED

COMMERCIAL

MAIN FLOOR MAINLEVEL CRUS WITH ENDCAP DRIVE-THRU	14,208 SF ±
SECOND FLOOR CHILD CARE/PROFESSIONAL	10,500 SF ±

RESIDENTIAL

TOTAL BUILDINGS	19
TOTAL UNITS	110



Please note this future development is in the design phase and plans are subject to change. Site plans are for discussion purposes only.

*proposed zoning under review by consultants

EH 26.01.21

SITE HIGHLIGHTS

- Immediately adjacent to proposed multifamily housing and seniors housing
- Across from established neighbourhood and transit stops
- Visibility from Anthony Henday Drive and nearby access
- Situated on a busy arterial road connecting nearby neighbourhoods and commercial centres (9072 VPD)



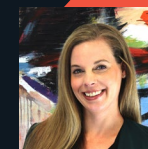
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